

£1,200 Per Month

Diamond Avenue, Kirkby-In-Ashfield,  
Nottingham,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"This beautifully presented property immediately stands out for its quality, space, and attention to detail, making a strong and lasting first impression from the outset."

Hollie Carter, Associate Lettings Director



## THE ONE FOR YOU!...

From the moment you arrive, this property stands out with its inviting exterior and sense of space. The interior continues to impress, offering well-proportioned and beautifully maintained accommodation that provides both comfort and flexibility for everyday living.



## Step Inside

Upon entering you are immediately welcomed into a beautifully presented home, thoughtfully designed to suit modern living. This property offers an outstanding balance of space, comfort and practicality serving the perfect home for an array of Tenants.

The heart of the home is the reception rooms, where two spaces have been knocked into one open plan living area. This space is perfect for everyday living and even better for entertaining guests. Downstairs is completed with a large kitchen and an bonus utility space.

Upstairs the property has three generously sized bedrooms finished to a high standard and a family bathroom equipped with a three-piece suite.

Stepping outside you're greeted with a large rear garden which contributes to the entertaining space, or that extra bit space for families with children to play. This superb home is an excellent opportunity for renters in a sought-after location.





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## Life in

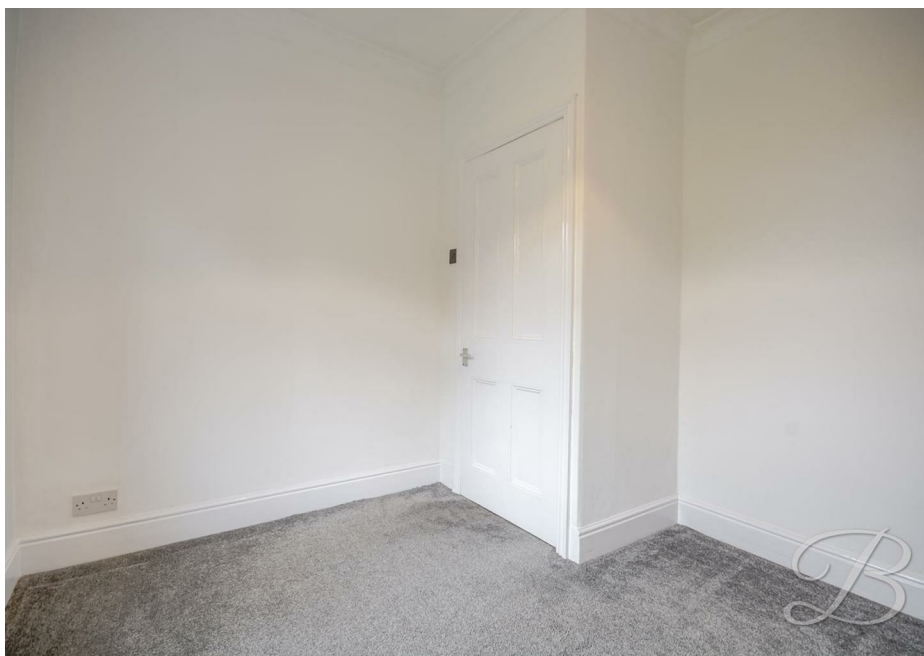
Kirkby-in-Ashfield is a well-established and popular market town located in the Ashfield district of Nottinghamshire, offering a practical and well-connected setting with a strong sense of local community. Ideally positioned between Mansfield and Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a welcoming neighbourhood atmosphere.

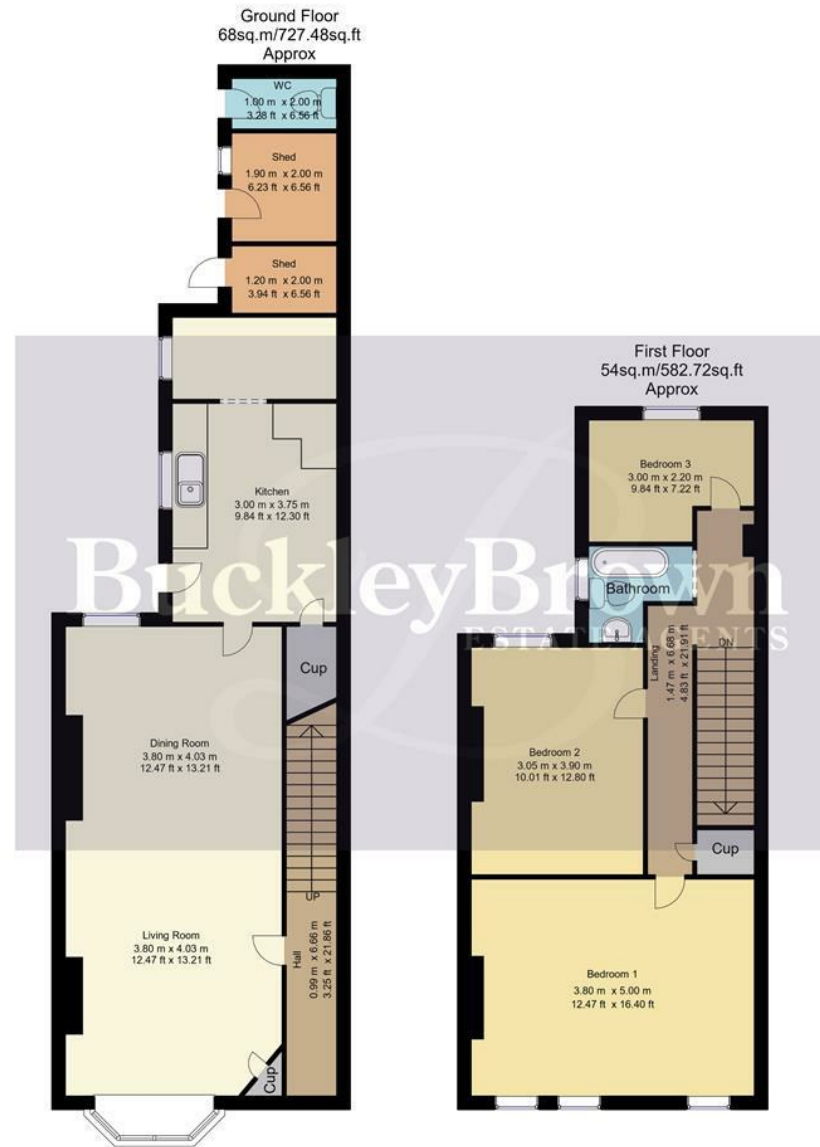
The town itself offers a good range of everyday amenities, centred around its traditional high street and local shopping areas. Residents benefit from access to supermarkets, independent shops, cafés and leisure facilities, as well as a selection of schools and healthcare services. Kingsway Park and the nearby leisure centre provide valuable recreational spaces, making the area particularly attractive for families and those who enjoy an active lifestyle.

Surrounded by areas of open space and countryside, Kirkby-in-Ashfield is well suited to outdoor enthusiasts. Local parks, nature reserves and walking routes offer opportunities for relaxation and recreation, while the nearby countryside and woodland areas provide scenic settings for longer walks and cycling. These green spaces contribute to the town's balance of urban convenience and outdoor appeal.

Despite its established feel, Kirkby-in-Ashfield remains highly accessible. The town benefits from its own railway station, providing direct services to Nottingham and Mansfield, while excellent road links via the A38 and junctions of the M1 motorway make commuting to Nottingham, Derby and Sheffield straightforward. This connectivity makes the location particularly appealing to professionals and commuters.

Kirkby-in-Ashfield is particularly well suited to families, first-time buyers and downsizers alike – those seeking a well-served town with reliable transport links and a strong community feel. With its combination of everyday convenience, green spaces and accessibility to larger centres, it continues to be a desirable location within the wider Nottinghamshire area.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

## Key Features

### Spacious open-plan living area

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Three generously sized bedrooms finished to a high standard

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- Situated in a sought-after location
  - 
  - Beautifully presented home designed for modern living
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  - Newly decorated throughout
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  - Large rear garden perfect for outdoor enjoyment
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### Size

Approximately 1,310.20 sq ft

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### Council Tax Band

Rating: A

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### Energy Performance Certificate

Rating: D

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exceptional representation.

Let's Chat.

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